



3 Lyndale Road, Bramcote, NG9 3LB

Guide Price £200,000



Marriotts







# 3 Lyndale Road Bramcote, NG9 3LB

- Three bedrooms
- Kitchen with rear lobby/utility
- Rear lean-to
- Two reception rooms
- South West facing level rear garden
- Close to A52 & M1

**\*\* Guide Price £200,000\*\* For Sale By Online Auction \*\* Pre-Auction Offers Considered \*\* Buyers Fee Applies \*\*Auction Pack Available On Request \*\*Auction Date - Thursday 18th December 2025 \*\*A traditional bay-fronted detached house, with three bedrooms, two reception rooms, rear hall with utility cupboard and a rear lean-to. Located just a minute's drive to Bramcote island and the A52!**



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## **IMPORTANT NOTE:**

This property is currently let on a Periodic Assured Shorthold Tenancy, with a rental income of £700.00pcm and is being sold with the tenant in-situ.

### **Entrance Hall**

Double-glazed composite front entrance door, stairs to the first floor landing with an under-stair cupboard, radiator, laminate flooring and doors to both reception rooms and the kitchen.

### **Living Room**

UPVC double-glazed bay window, laminate flooring and radiator.

### **Dining Room**

Laminate flooring, radiator, door and windows through to the lean-to.

### **Lean-To**

Being timber framed with windows to the side and rear.

### **Kitchen**

A range of wall and base units with granite effect worktops and an inset stainless steel sink unit and drainer with tiled splashbacks. Electric cooker point, UPVC double-glazed side window and door to the rear entrance lobby.

### **Rear Entrance Lobby**

With plumbing for a washing machine, adjoining storeroom and a UPVC double-glazed side door.

### **First Floor Landing**

UPVC double-glazed side window and separate toilet with UPVC double-glazed side window.

### **Bedroom 1**

UPVC double-glazed bay window to the front and radiator.



### Bedroom 2

Radiator and UPVC double-glazed rear window.

### Bedroom 3

UPVC double-glazed front window and radiator.

### Bathroom

Consisting of a bath with shower attachment and full height tiling, pedestal wash basin, cupboard housing the Glowworm combination gas boiler, UPVC double-glazed rear window, radiator, and tile effect floor covering.

### Outside

To the front is a gravelled garden and driveway with gated access. There's a tap to the side, and in turn leads to the rear, where there is a partly concreted and partly paved patio/seating area and a lawn with further gravelled seating area, enclosed with a majority fenced perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottinghamshire & Broxtowe - Band D

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bathroom

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: no

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

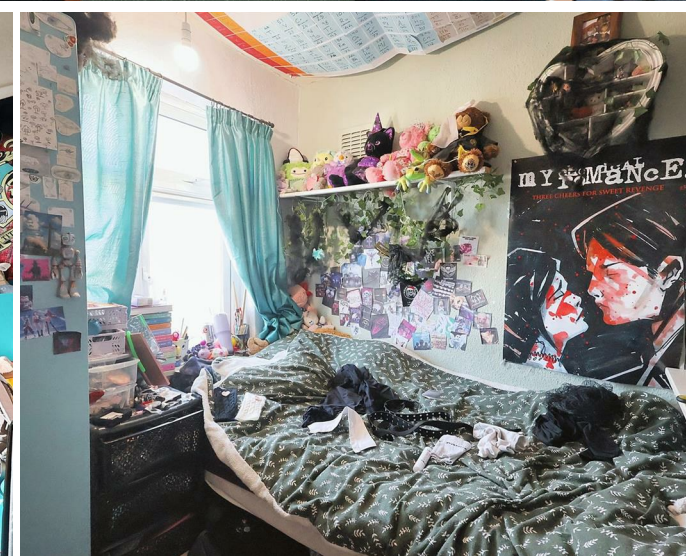
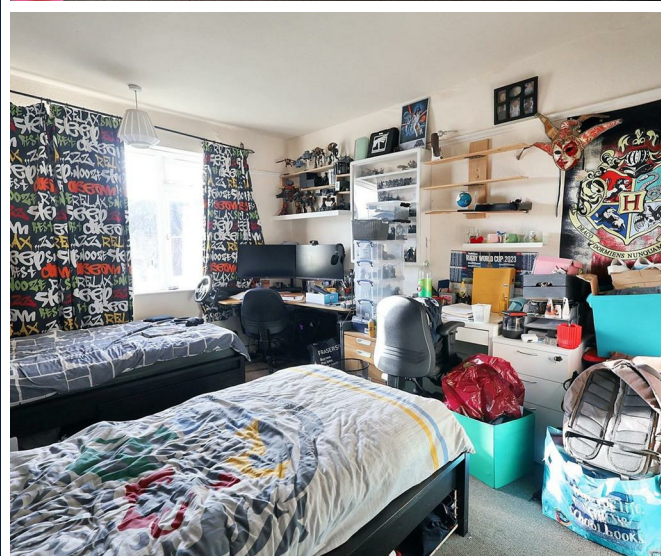
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level front and rear access

### Auction Information

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.











**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

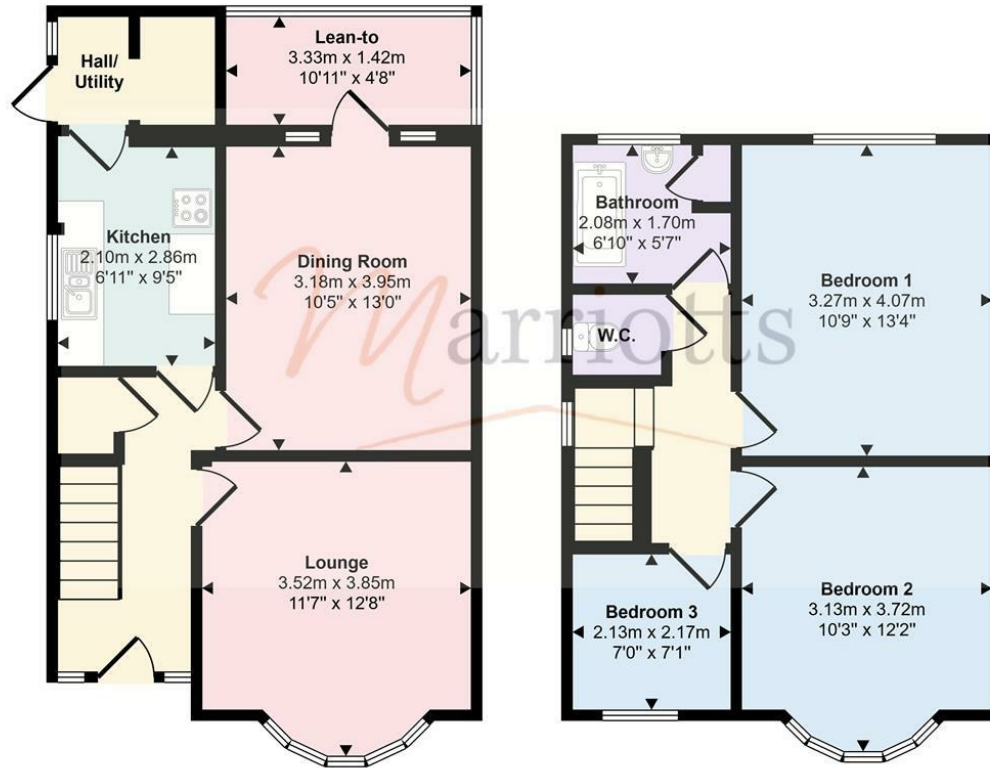
**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.







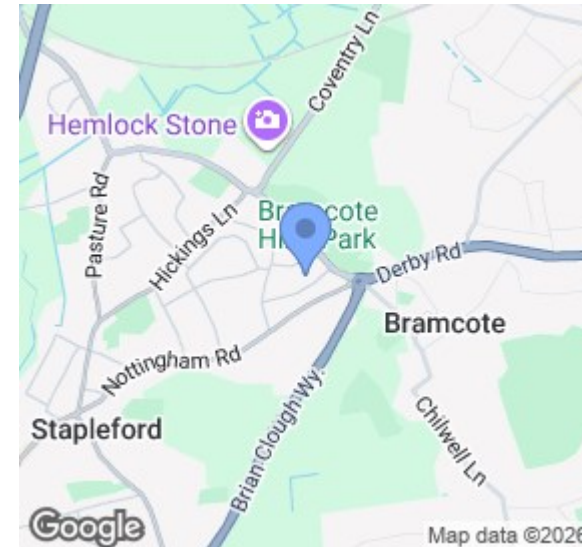
Approx Gross Internal Area  
92 sq m / 985 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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